

IN RE: PETITION FOR ADMIN. VARIANCE
SE/Corner Southern Avenue and
Crescent Avenue
(708 Southern Avenue)
12th Election District
7th Councilmanic District

Emma J. Hutchins
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-333-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 708 Southern Avenue, located in the vicinity of Eastpoint in the community of Harborview. The Petition was filed by the owner of the property, Emma Jane Hutchins. The Petitioner seeks relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) in a portion of the side yard in lieu of the required entire rear yard placement. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits

MICROFILMED

ORDER RECEIVED FOR FILING

Date


By

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of April, 1995 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) in a portion of the side yard in lieu of the required entire rear yard placement, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 4/26/95

By [Signature]

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 26, 1995

Ms. Emma J. Hutchins
708 Southern Avenue
Baltimore, Maryland 21224

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SE/Corner Southern Avenue and Crescent Avenue
(708 Southern Avenue)
12th Election District - 7th Councilmanic District
Emma J. Hutchins - Petitioner
Case No. 95-333-A

Dear Ms. Hutchins:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco", is written over the typed name.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

RECEIVED

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 708 Southern Ave
address
Balto Md 21224
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The pool will extend 8' beyond rear of house
Corner lot small rear lot, no flexibility to place pool

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Emma J. Hutchins
(signature)
Emma J. Hutchins
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29th day of March, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Emma J. Hutchins

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

3/29/1995
date

David L. Kimmel
NOTARY PUBLIC

My Commission Expires:

DAVID L. KIMMEL
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 19, 1996

MICROFILMED



Petition for Administrative Variance

95-333-A

to the Zoning Commissioner of Baltimore County

for the property located at 708 Southern Ave

which is presently zoned OR 5-J

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 to permit an accessory structure (pool) in a portion of the side yard in lieu of the rear.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

① The Pool would extend 8' beyond the rear of the House

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

AL ERDI, PE

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

EMMA JANE HUTCHINS

(Type or Print Name)

Emma J Hutchins

Signature

(Type or Print Name)

Signature

708 Southern Ave

Address

BALTO MD 21224

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County



REVIEWED BY: mark DATE: 3/29/95

ESTIMATED POSTING DATE: 4/9/95



Printed with Soybean Ink
on Recycled Paper

ITEM #:

331

#331

95-333-A

Beginning on the south side of Southern Avenue
at the intersection of the east side of Crescent Avenue,
Known as lots 249-252 in the Eastview Subdivision
(W.P.C. 7/1). Also known as 708 Southern Avenue
containing .19 acres in the 12th Election District.

WILSON

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-333-A

District 12th

Date of Posting 4/8/95

Posted for:

Variance

Petitioner:

Emma Lane Hutchins

Location of property:

708 Southern Ave.

Location of Signs:

Facing roadway on property being zoned

Remarks:

Reposted 4/10/95

Posted by

M. Kaley

Signature

Date of return:

4/14/95

Number of Signs:

1



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
95-333-A

Account: R-001-6150

Number

Item: 321

Taken In mdk
By

Date 3/29/95

Hutchins, Emma — 708 Southern Ave

010 — Admin Loc. — \$50.00

080 — sign posting — \$35.00

Total — \$85.00

RECEIVED

Please Make Checks Payable To: Baltimore County

Cashier Validation

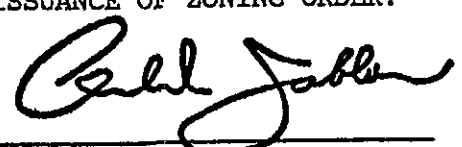
ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.



ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 331

Petitioner: Emma Jane Hutchins

Location: 708 Southern Avenue

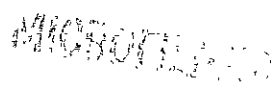
PLEASE FORWARD ADVERTISING BILL TO:

NAME: Emma Jane Hutchins

ADDRESS: 708 Southern Avenue

Balto. MD. 21224

PHONE NUMBER: 282-7626



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 6, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-333-A (Item 331)
708 Southern Avenue
corner S/S Southern Avenue and E/S Crescent Avenue
12th Election District - 7th Councilmanic
Legal Owner: Emma Jane Hutchins

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before April 9, 1995. The closing date (April 24, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Emma Jane Hutchins

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 11, 1995

Ms. Emma Jane Hutchins
708 Southern Avenue
Baltimore, Maryland 21224

RE: Item No.: 331
Case No.: 95-333-A
Petitioner: Emma Hutchins

Dear Ms. Hutchins:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on March 29, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

44-686-22000





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

4-7-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 331 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 04/11/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF APR. 10, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 331, 332, 333, 334, 335, 336,
338 AND 339.

RECEIVED

APR 12 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: April 12, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 331, 332, 333, 334, 335, and 336.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Cam L. Kerns

PK/JL

MICROFILMED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: April 17, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for April 17, 1995
Items 329, 331, 332, 333, 334, 336, 337, 338
339 and 316 revised

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw

RECEIVED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM *Joyce Watson*

DATE: *4/19/95*

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: *4/10/95*

ZAC Comments

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: *Rev # 316*

330
331

333

334

335

336

337

338

339

LS:sp

LETTY2/DEPRM/TXTSBP

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

03/22/95

PRIMARY SCREEN

DISTRICT: 12 ACCT NO: 1208081680

SUBDIST:

OWNER NAME / MAILING ADDRESS

RICKO GARY TOM

RICKO M CHRISTINE

7526 CARSON AV

BALTIMORE

MD 21224

DEED REF 1) / 8614/ 446

2)

PLAT REF 1) 7/ 1

EXEMPT STATUS/CLASS

0 000

PRINCIPAL

RESIDENCE

YES

PREMISE ADDRESS

7526 CARSON AVE

TOWN GEO ADVAL TAX LAND COUNTY

CODE CODE CODE CLASS USE USE

000 82 000 R 04

LEGAL DESCRIPTION

LT 225,226

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT

96 16 205 2

EAST VIEW

TRANSFERRED FROM: HUTCHINS WILLIAM B

10/05/90

\$1

PRESS: <F1> VALUES SCRN

<F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

03/22/95

PRIMARY SCREEN

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LEGAL DESCRIPTION

LT 225,226

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96 16 205 2

EAST VIEW

TRANSFERRED FROM: HUTCHINS WILLIAM B

10/05/90

\$1

PRESS: <F1> VALUES SCRN

<F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

03/22/95

PRIMARY SCREEN

DISTRICT: 12 ACCT NO: 1208081680

SUBDIST:

OWNER NAME / MAILING ADDRESS

RICKO GARY TOM

RICKO M CHRISTINE

7526 CARSON AV

BALTIMORE

MD 21224

DEED REF 1) / 8614/ 446

2)

PLAT REF 1) 7/ 1

EXEMPT STATUS/CLASS

0 000

PRINCIPAL

RESIDENCE

YES

PREMISE ADDRESS

7526 CARSON AVE

TOWN GEO ADVAL TAX LAND COUNTY

CODE CODE CODE CLASS USE USE

000 82 000 R 04

122 #

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

03/22/95

PRIMARY SCREEN

DISTRICT: 12 ACCT NO: 1206022160

SUBDIST:

OWNER NAME / MAILING ADDRESS

FITZPATRICK JULIA B

7600 CARSON AV

BALTIMORE

MD 21224

DEED REF 1) / 4681/ 509

2)

PLAT REF 1) 5/ 61

EXEMPT STATUS/CLASS

0 000

PRINCIPAL

RESIDENCE

YES

PREMISE ADDRESS

7600 CARSON AVE

TOWN GEO ADVAL TAX LAND COUNTY

CODE CODE CODE CLASS USE USE

000 82 000 R 04

LEGAL DESCRIPTION

LT 233,234,235

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT

96 16 205

EAST VIEW

TRANSFERRED FROM: FITZPATRICK JOSEPH

10/10/66

PRESS: <F1> VALUES SCRN

<F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

03/22/95

PRIMARY SCREEN

DISTRICT: 12 ADCT NO: 1216046630

SUBDIST:

OWNER NAME / MAILING ADDRESS

MAY WILLIAM F

706 SOUTHERN AV

BALTIMORE

MD 21224

DEED REF 1) / 7352/ 158

2)

PLAT REF 1) 9/ 117

EXEMPT STATUS/CLASS

0 000

PRINCIPAL

RESIDENCE

YES

PREMISE ADDRESS

706 SOUTHERN AVENUE

TOWN GEO ADVAL TAX LAND COUNTY

CODE CODE CODE CLASS USE USE

000 82 000 R 04

LEGAL DESCRIPTION

LT 317-323

SW COR CRESCENT AVEN

EASTVIEW

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT

96 16 205

TRANSFERRED FROM: HARPER PHILIP A

10/16/86

\$78,500

PRESS: <F1> VALUES SCRN

<F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

03/22/95

PRIMARY SCREEN

DISTRICT: 12 ACCT NO: 1218010880

SUBDIST:

OWNER NAME / MAILING ADDRESS

WAREHEIM GEORGE R

WAREHEIM MARY E

7530 CARSON AVE

BALTIMORE

MD 21224

DEED REF 1) /10840/ 281

2)

PLAT REF 1) 7/ 1

EXEMPT STATUS/CLASS

0 000

PRINCIPAL

RESIDENCE

YES

PREMISE ADDRESS

7530 CARSON AVE

TOWN GEO ADVAL TAX LAND COUNTY

CODE CODE CODE CLASS USE USE

000 82 000 R 04

LEGAL DESCRIPTION

LT 231,232

7530 CARSON AVE

EAST VIEW

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT

96 16 205 2

TRANSFERRED FROM: PARKS CLARENCE R, SR

11/22/94

\$79,000

PRESS: <F1> VALUES SCRN

<F3> SELECT NEXT PROPERTY

RECEIVED
MARCH 22 1995

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

03/22/95

PRIMARY SCREEN

DISTRICT: 12 ACCT NO: 1206059380

SUBDIST:

OWNER NAME / MAILING ADDRESS

SAUER FRANK A

SAUER LARUE C

7528 CARSON AV

BALTIMORE

MD 21224

DEED REF 1) / 6113/ 310

2)

PLAT REF 1) 7/ 1

EXEMPT STATUS/CLASS

0 000

PRINCIPAL

RESIDENCE

YES

PREMISE ADDRESS

7528 CARSON AVE

TOWN GEO ADVAL TAX LAND COUNTY

CODE CODE CODE CLASS USE USE

000 82 000 R 04

LEGAL DESCRIPTION

LT 229,230

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT

96 16 205

EASTVIEW

TRANSFERRED FROM: FRANKLIN GLADYS M

12/07/79

\$41,900

PRESS: <F1> VALUES SCRN

<F3> SELECT NEXT PROPERTY

MICROFILMED

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

03/22/75

PRIMARY SCREEN

DISTRICT: 12 ACCT NO: 2100008906

SUDDIST:

OWNER NAME / MAILING ADDRESS

HUTCHINS EMMA JANE

708 SOUTHERN AV

BALTIMORE

MD 21224

DEED REF 1) / 7988/ 500

2)

PLAT REF 1) 9/ 11/

EXEMPT STATUS/CLASS

0 000

PRINCIPAL

RESIDENCE

YES

PREMISE ADDRESS

708 SOUTHERN AVE

TOWN GEO ADVAL TAX LAND COUNTY

CODE CODE CODE CLASS USE USE

000 82 000 R 04

LEGAL DESCRIPTION

LTS 249-252

SWS SOUTHERN AV

EAST VIEW

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT

96 16 205

TRANSFERRED FROM: HUTCHINS WILLIAM G

10/03/88

PRESS: <F1> VALUES SCRN

<F3> SELECT NEXT PROPERTY

#331

March 25, 1995

To whom it concerns,

Being the property owners of 7526 Carson Ave. Balto., MD. 21224 and with land adjacent to 708 Southern Ave. Balto., MD. 21224 we have no objections to or reservations of an inground side yard swimming pool being constructed on the property of Emma Jane Hutchins at 708 Southern Ave. Balto., MD. 21224

Truly,

Gary T. Ricko
Gary T. Ricko

M. Christine Ricko
M. Christine Ricko
7526 Carson Ave.
Balto., MD. 21224
(410) 282-2131

1995 MAR 25 PM 4:00

331

March 25, 1995

To whom it concerns,

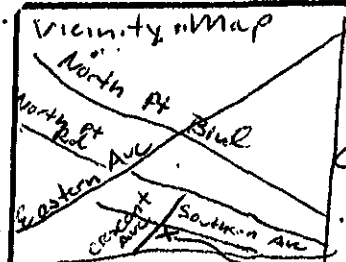
Being the property owners of 7530 Carson Ave. Balto., MD. 21224 and with land adjacent to 708 Southern Ave. Balto., MD. 21224 we have no objections to or reservations of an inground side yard swimming pool being constructed on the property of Emma Jane Hutchins at 708 Southern Ave. Balto., MD. 21224

Truly,

George R. Wareheim
George R. Wareheim
Mary E. Wareheim
Mary E. Wareheim
7530 Carson Ave.
Balto., MD. 21224
(410) 282-2131

MICROFILMED

331



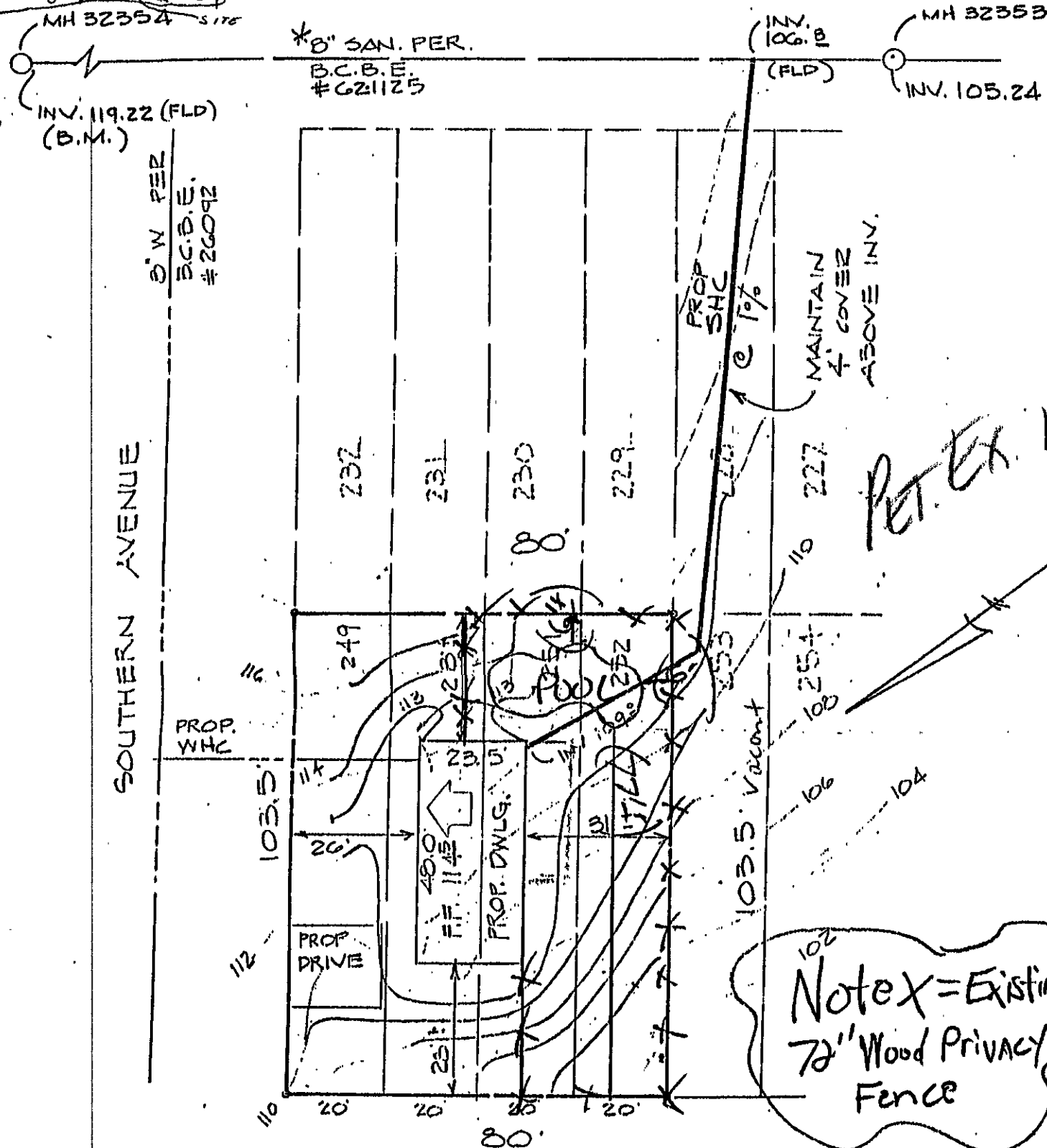
Plat for Admin. Zoning Variance

#331

Owner: Emma Jane Hutchins

95-333-A

CARSON AVENUE



Property Address CRESCENT AVENUE OR 5.5

708 Southern Ave

Site is served by public utilities

* NOTE: SEE 7988/500 REGARDING UTILITY SERVICE CONNECTIONS. RIGHTS OVER LOTS 228 & 253.

* No prior zoning hearings

8,280 sq. ft. - 0.19 Ac
(Site not in critical area)

DEED REF: 7988/500

LOTS 249, 250, 251, 252

"EASTVIEW No 2" (W.P.C. 7/1)

EL. DIST. 12 BALTO. CO., MD.

Council Distr. 7, 200 scale Zoning Map - SE 1/4

SITE PLAN

SHT. 1 OF 2

date 11.4.88

scale 1" = 30'

Job no. 88-297

drawn JSD.

checked

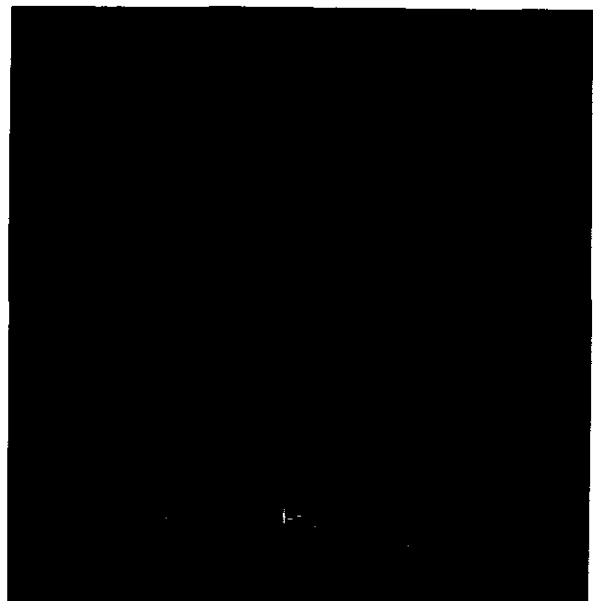
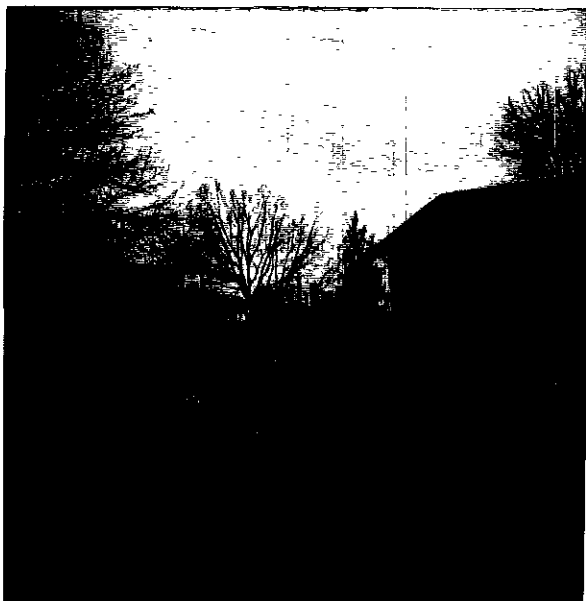
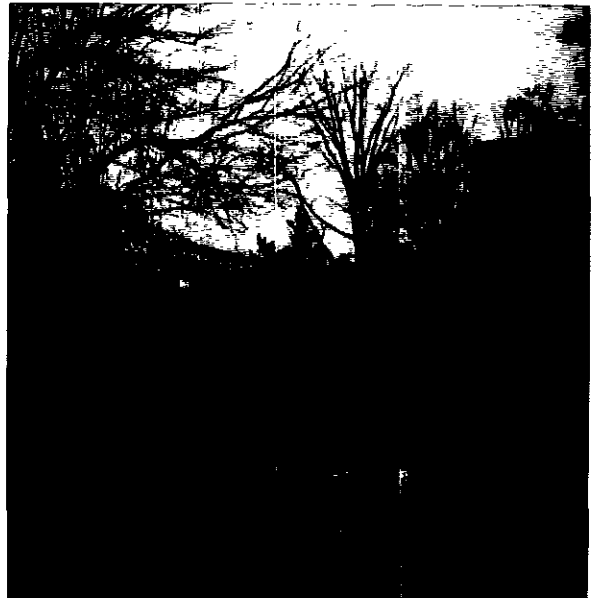
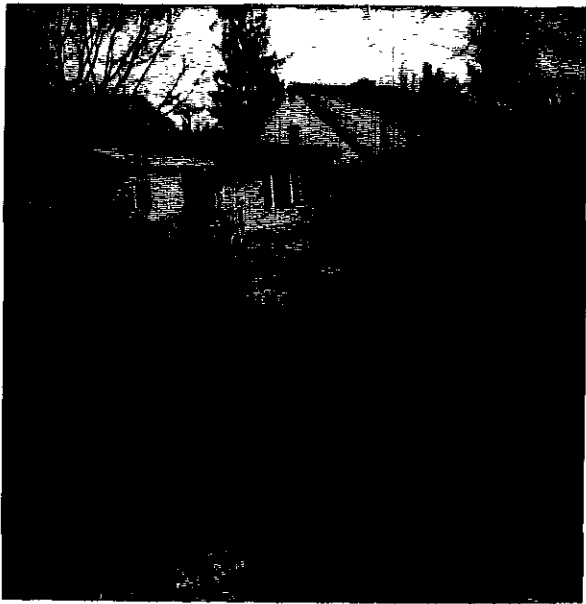
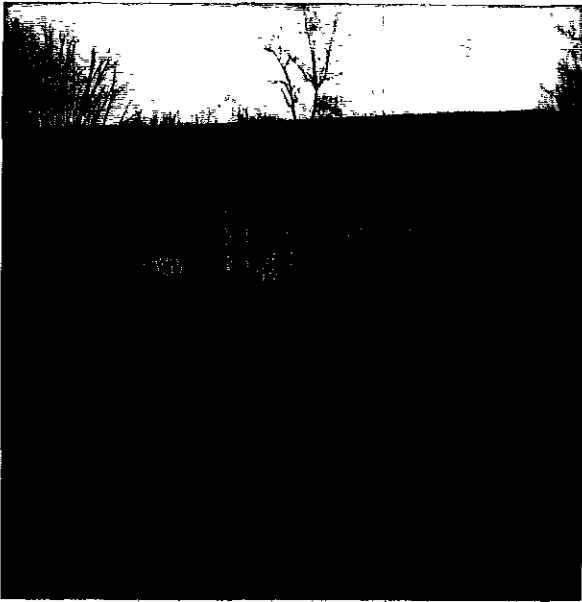
VT ASSOCIATES, INC.

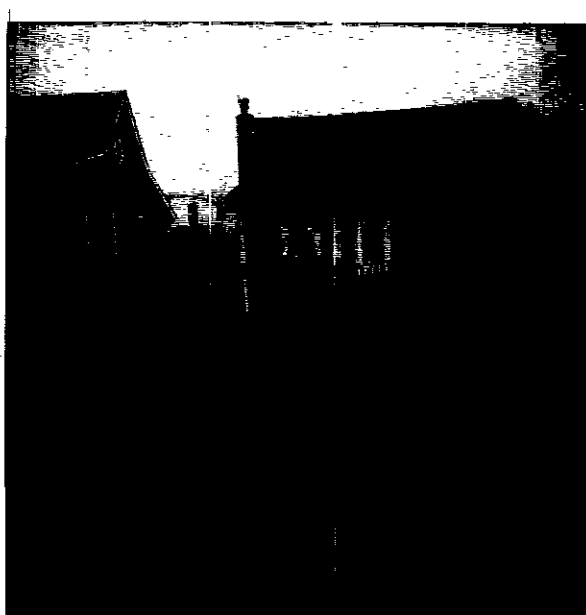
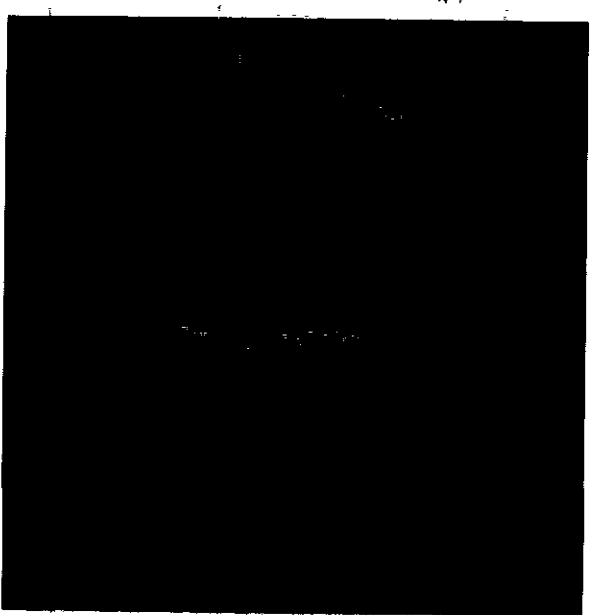
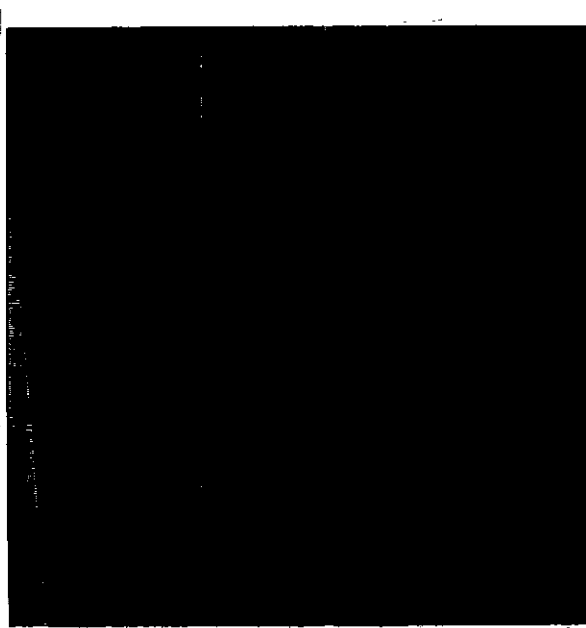
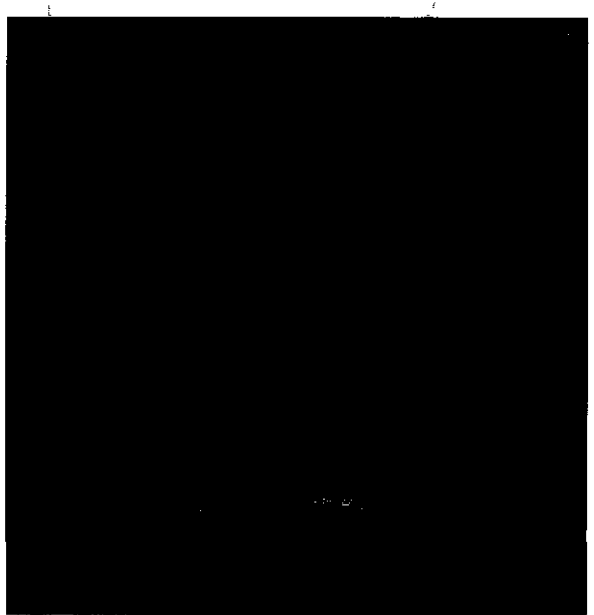
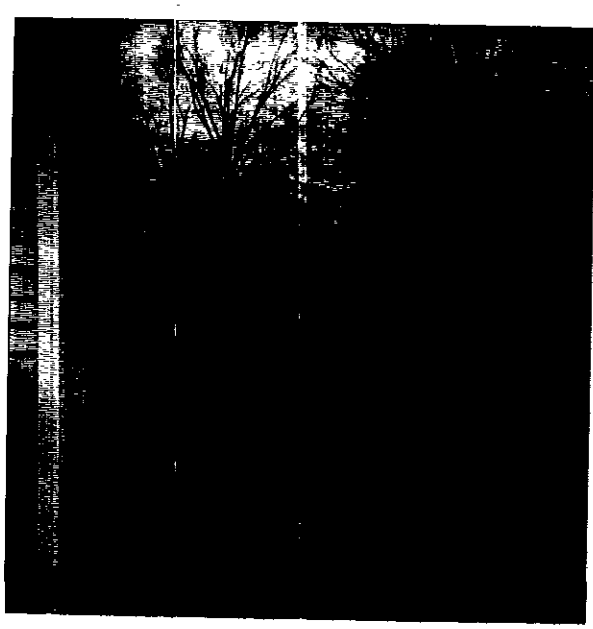
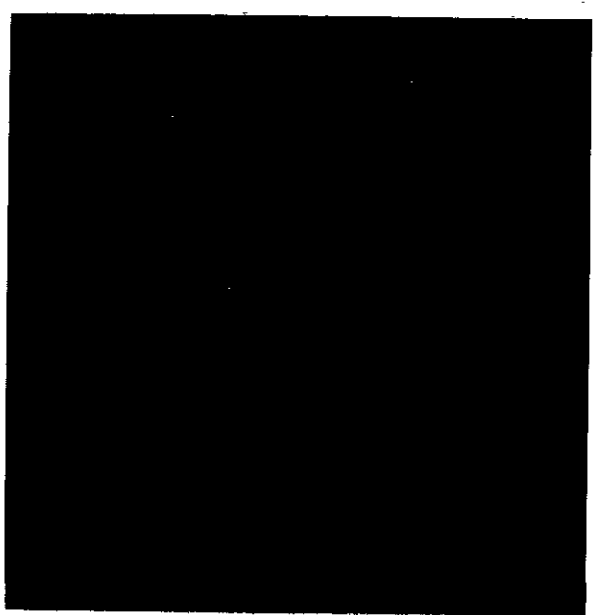
SURVEYING & ENGINEERING
4932 HAZELWOOD AVENUE
BALTIMORE, MARYLAND 21206
866-2001

MICROFILM

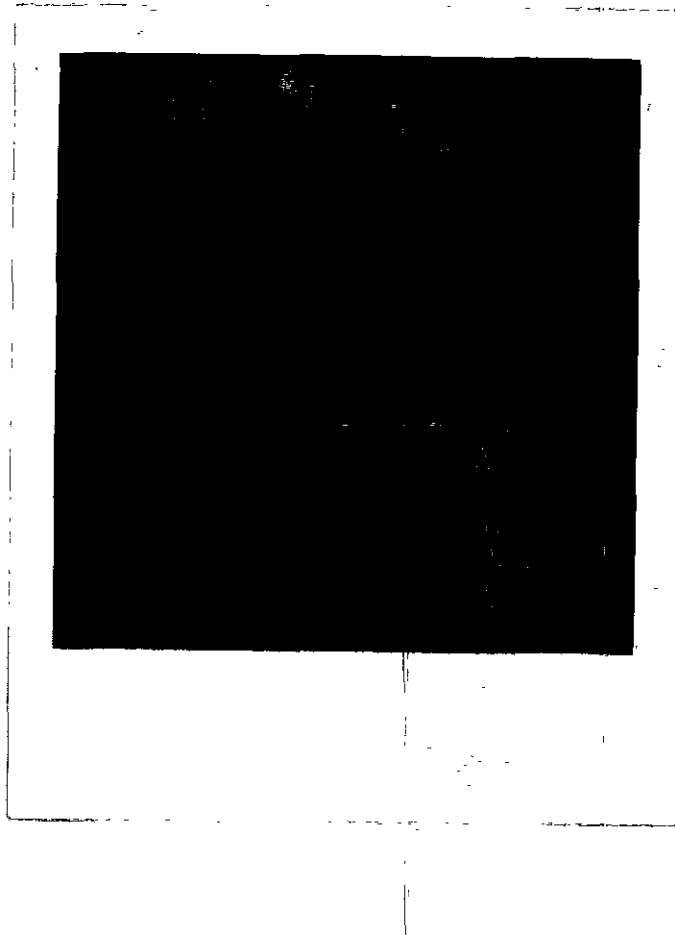


95-333-A





MICROFILMED

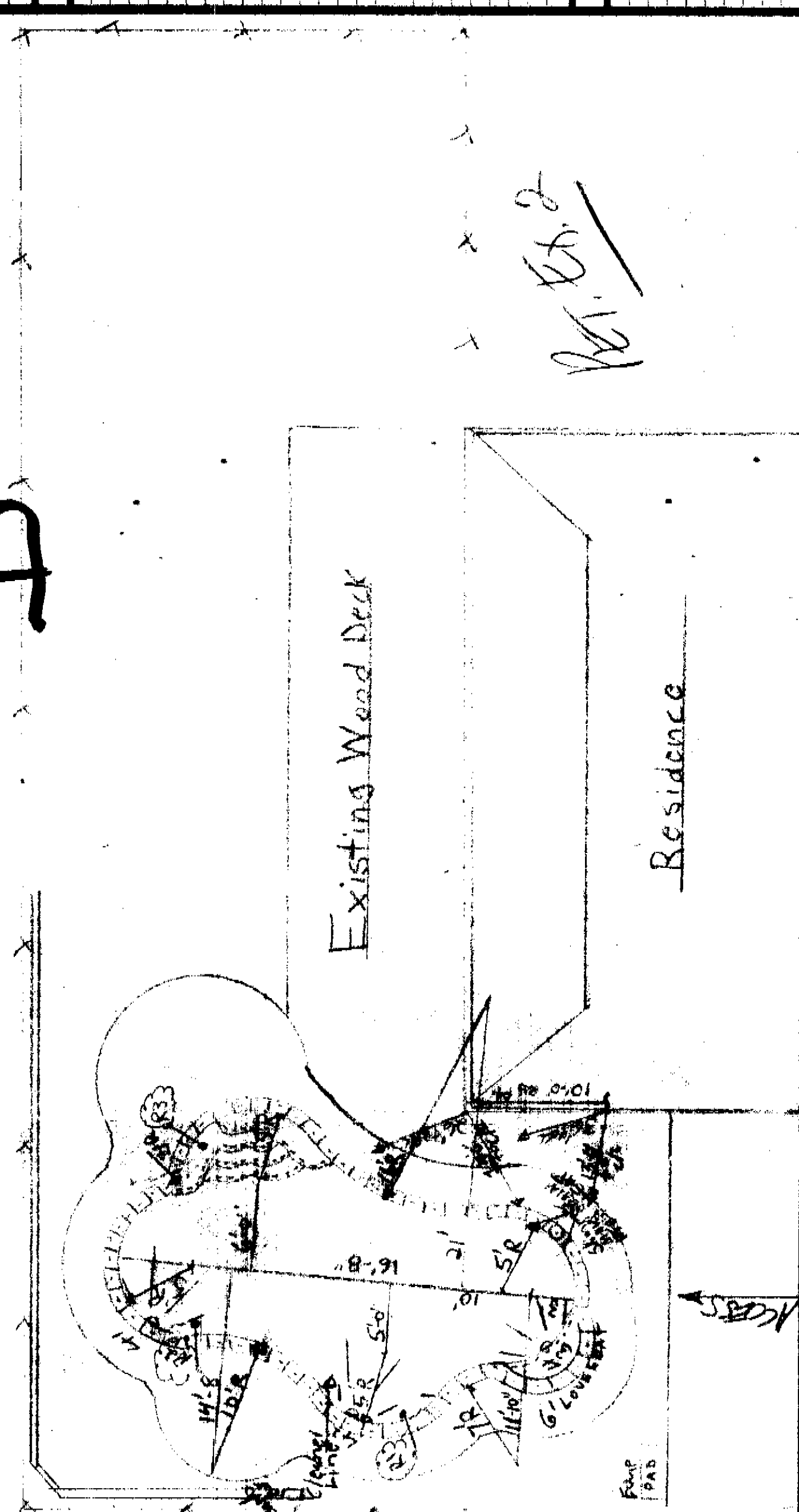


NAME: HUTCHINS

GENERAL SPECIFICATIONS		SPECIAL INSTRUCTIONS	
SALESMAN R. J. K. 10/10/83		EXCAVATION	
OFFICE PHONE 410 844-3660		GRADING N/A	
POOL SHAPE RECT		TRACTOR TYPE STD	
POOL SIZE 16' x 10' x 3'		HAUL	
POOL PERIMETER 83'		DIRT (STR)	
POOL DEPTH 3' x 6' x 0'		DEEP END DIG	
POOL CAPACITY 15,000 GALLONS		DIRT WALK	
TURNOVER RATE 412 HOURS		TRASH HAULS	
SPA		TEMPORARY FENCE	
SPA INSIDE		CONCRETE REMOVAL	
DAM WALL STR CWR		FENCE REMOVE	
SPA JETS		REPLACE	
RAISED SPA		OTHER	
LOVESEAT ONE		STEEL	
STEPS FOUR		STANDARD STRUCTURAL	
BENCHES TWO		COMMERCIAL STRUCTURAL	
TOTAL AREA 412		SURCHARGE	
TOTAL PERIMETER 87		OTHER	
EQUIPMENT		PLUMBING	
FILTER PUMP VARI-FLOW 1 HP		A SKIMMER #1	
FILTER TYPE D.E. 450		B SKIMMER #2	
HEATER TYPE		C SKIMMER #3	
BOOSTER PUMP		D POOL MAIN DRAIN	
AIR BLOWER		E POOL RETURN #1	
POOL LIGHT		F POOL RETURN #2	
SKIMMERS ONE		G POOL RETURN #3	
SPA LIGHT		H CLEANER LINE	
FIBEROPTICS EVANGLO		I DEEP HEAT	
TIME CLOCK YES		J OVERFLOW TOP	
LIGHT REMOTE		K OVERFLOW BOTTOM	
WATERFALL PUMP		L SPA SUCTION	
SPRAY HEAD PUMP		M SPA RETURN	
SEPARATION TANK		N SPA AIR LINE	
OTHER		O BOOSTER RETURN	
ACCESSORIES		P BOOSTER RETURN	
MAINTENANCE KIT YES		Q FILL LINE	
ROPE FLOATS YES		R SLIDE LINE	
VAC & HOSE YES		S JET RETURN	
BACKWASH HOSE YES		T JET AIR LINE	
COLOR LENS KIT		U OTHER SUCTION	
DIVING BOARD		V OTHER RETURN	
SLID TYPE		STRUCTURE	
LANSOL TYPE		STAIRS FOUR	
HANDRAIL POOL		LOVESEAT ONE	
HANDRAIL SPA		BENCHES TWO	
AUTOMATIC CLEANER TYPE		5' RBB	
SOLAR COVER		12' RBB	
WINTER COVER		24' RBB	
ANCHOR COVER		24' RBB	
AUTOMATIC COVER		PAK 150	
SOLAR REEL		OTHER	
ENERGY NIGHT SYSTEM		TITLE & COPIING	
CHLORINE ALTERNATIVE		TYPE 1	
POOL REMOTE		TYPE 2	
SPA REMOTE		TYPE 3	
FURNITURE		TYPE 4	
WINTERIZATION		TYPE 5	
SUMMERIZATION		TYPE 6	
STARTUP		TYPE 7	
CLEANUP		TYPE 8	
OTHER		TYPE 9	
APPURTENANCES		TYPE 10	
ELECTRICITY		TYPE 11	
ELEC FOOTAGE		TYPE 12	
GAS BY		TYPE 13	
GAS FOOTAGE		TYPE 14	
DECK BY		TYPE 15	
DECK FT		TYPE 16	
DECK TYPE		TYPE 17	
WALLS BY		TYPE 18	
WALLS TYPE		TYPE 19	
FENCE BY		TYPE 20	
FENCE TYPE		TYPE 21	
FENCE FOOTAGE		TYPE 22	
GATES		TYPE 23	
WATERFALL BY		TYPE 24	
WATERFALL FT		TYPE 25	
OTHER		TYPE 26	

331
MICROFILMED
Seal Pools
POOLS

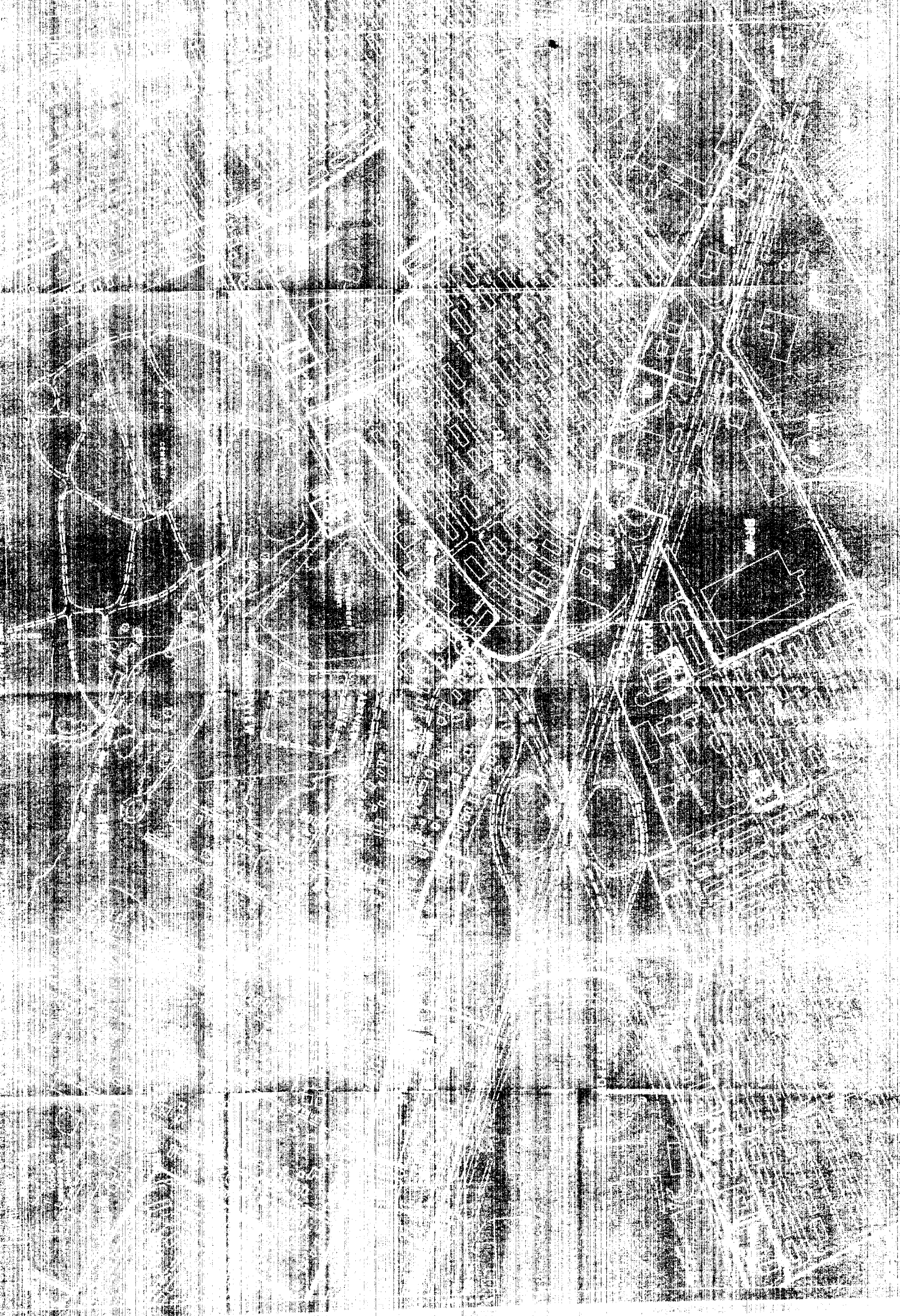
95-333-A



DIRECTIONS: From S.B. 1 Rt. 2 North to 2 Rt. 2 East (Key Bridge) 3. Exit 41 Left off Ramp onto Cedar Rd. Cross Thru Light onto Old North Point Rd. 3 mi. Cross the intersection Blvd to 1st on Cedar Ave. to 4 Right on Southern Site on 1st		LOCATION MAP COUNTY Balto. MAP BOOK 4 PAGE 36 (Key Bridge) 3-13	
SCALE 1/8" = 1'		SETBACKS COUNTY Balto. ZONE REAR SIDE HOUSE EQUIP FENCE WELL CITY WATER WELL WATER SEWER SEPTIC	
DRAWN BY P.K. DATE March 75		APPROVED DATE REV DATE	
Designed Especially For: NAME E. J. Hutchins ADDRESS 11111 1st Ave. N. D.C. CITY D.C. STATE Md. ZIP 20004		JOB PHONE (202) 254-1234 BUS PHONE (202) 974-1234	
OWNER: TO DETERMINE APPROXIMATE ELEVATION OF POOL ON DAY OF EXCAVATION. POOL AREA TO BE FENCED. BY OWNER PER COUNTY OR CITY ORDINANCE. GATES TO BE SELF CLOSING AND SELF LATCHING. WET DOWN CONCRETE SHELL AT LEAST TWICE DAILY FOR 7 DAYS. DO NOT TURN ON POOL LIGHT WHEN POOL IS EMPTY. DO NOT USE RUBBER WHEN FILLING POOL AS IT WILL MARK PLASTER. SUPPLY TEMPORARY ELECTRIC POWER AND WATER TO CONSTRUCTION AREA.			

Note: Elevation of Pool to be Determined at Excavation
Retaining Wall Design will Be Determined at Excavation

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
DEPARTMENT OF PLANNING AND ZONING



95-333-A



J-SE I-SW
F-NE E-NW

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		DATE	BY
NO.	DESCRIPTION		
1	1" = 200'		
2	DATE OF PHOTOGRAPHY		
3	DEC 1954		

Topography Compiled By Photogrammetric Methods
ABRAMS AERIAL SURVEY CORP. LANSING, MICH.

LOCATION
EASTPOINT

SHEET

95-333-A

IN RE: PETITION FOR ADMIN. VARIANCE
SE/Corner Southern Avenue and
Crescent Avenue
(708 Southern Avenue)
12th Election District
7th Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-333-A

Emma J. Hutchins
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 708 Southern Avenue, located in the vicinity of Eastpoint in the community of Harborview. The Petition was filed by the owner of the property, Emma Jane Hutchins. The Petitioner seeks relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) in a portion of the side yard in lieu of the required entire rear yard placement. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of April, 1995 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) in a portion of the side yard in lieu of the required entire rear yard placement, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Counhouse
400 Washington Avenue
Towson, MD 21204

April 26, 1995

(410) 887-4386

Ms. Emma J. Hutchins
708 Southern Avenue
Baltimore, Maryland 21224

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SE/Corner Southern Avenue and Crescent Avenue
(708 Southern Avenue)
12th Election District - 7th Councilmanic District
Emma J. Hutchins - Petitioner
Case No. 95-333-A

Dear Ms. Hutchins:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 708 Southern Ave
which is presently zoned CR-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 to permit an accessory structure (pool) in a portion of the side yard in lieu of the rear.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Because the pool would extend 3' beyond the rear of the House

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Leasee	Legal Owner
Type of Petition	Emma Jane Hutchins
Signature	Emma J. Hutchins
Address	708 Southern Ave
City	Baltimore
State	MD
Zip Code	21224
Attorney for Petitioner	
Type of Petition	
Signature	
Address	
City	
State	
Zip Code	

A Public Hearing having been requested and/or held to be required, it is ordered, by the Zoning Commissioner of Baltimore County, that the undersigned, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, shall be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

REVIEWED BY TMK DATE 3/21/95
ESTIMATED POSTING DATE 4/1/95
Printed with Soy-based Ink on Recycled Paper
ITEM # 331

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do/does presently reside at 708 Southern Ave

Baltimore MD 21224
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The pool will extend 3' beyond rear of house
Center lot small rear lot, no flexibility to place pool

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature of Affiant(s)
Emma J. Hutchins
Type of Petitioner

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 26th day of April, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Emma J. Hutchins
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

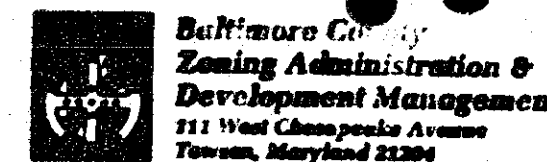
AS WITNESS my hand and Notarial Seal
4/24/1995

My Commission Expires
DAVID L. KIMMEL
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 19, 1996

#331
95-333-A
Beginning on the south side of Southern Avenue
at the intersection of the east side of Crescent Avenue,
known as lots 249-252 in the Eastview Subdivision
(W.P.C. 7/11). Also known as 708 Southern Avenue
containing .19 acres in the 12th Election District.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 12th Date of Posting 4/1/95
Posted for Variance
Petitioner Emma Jane Hutchins
Location of property 708 Southern Ave
Location of Sign Being read by 2 people being read
Remarks Reading 4/1/95
Posted by TMK Date of return 4/1/95
Number of Signs 1



Baltimore County
Zoning Administration & Development Management
211 West Chesapeake Avenue
Towson, Maryland 21204

receipt
95-333-A

Amount: \$401.000

Number

Items: 331

Taken in, MDX

3/29/95

Hutchins, Emma - 708 Southern Ave
010 - Admin. Var. - \$50.00
080 - sign posting - \$35.00
Total - \$85.00

RECEIVED
BALTIMORE COUNTY
ZONING DEPARTMENT
APR 27 1995

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jarlon, Director

For newspaper advertising:

Item No.: 331
Petitioner: Emma Jane Hutchins
Location: 708 Southern Avenue
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Emma Jane Hutchins
ADDRESS: 708 Southern Avenue
Baltimore MD 21224
PHONE NUMBER: 262-7626

AJ:ggg

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3363

April 6, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-333-A (Item 331)
708 Southern Avenue
corner 9/8 Southern Avenue and 8/8 Crescent Avenue
12th Election District - 7th Councilmanic
Legal Owner: Emma Jane Hutchins

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before April 9, 1995. The closing date (April 24, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon

Arnold Jablon
Director

cc: Emma Jane Hutchins

Printed with Recycled Ink
on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3363

April 11, 1995

Ms. Emma Jane Hutchins
708 Southern Avenue
Baltimore, Maryland 21224

RE: Item No.: 331
Case No.: 95-333-A
Petitioner: Emma Hutchins

Dear Ms. Hutchins:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on March 29, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Recycled Ink
on Recycled Paper

Maryland Department of Transportation
State Highway Administration

O. James Lightfoot
Secretary
Hal Kasecki
Administrator

4-7-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 331 (NJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 04/11/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP 1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION POSTING OF APR. 10, 1995.

Item No.: SEE BELOW Zoning Agenda:

Contentment:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the contents below are applicable and required to be collected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 331, 332, 333, 334, 335, 336, 337 AND 338.

RECEIVED
APR 12 1995
ZADM

REVIEWER: LT. ROBERT F. SVERHALD
Fire Marshal Office, PHONE 887-4581, MD-1100F

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: April 12, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 331, 332, 333, 334, 335, and 336.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*
Division Chief: *Adam L. Keck*

PK/JL

ITEMS331/3302/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: April 17, 1995

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for April 17, 1995
Items 329, 331, 332, 333, 334, 336, 337, 338
339 and 318 revised

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:aw

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM Joyce Watson

DATE: 4/19/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 4/19/95
ZAC Comments

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: Rem # 316

330
331
333
334
335
336
337
338
339

LS:ap

LETTER/RESPONSE

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

PRIMARY SCREEN

DISTRICT: 12 ACCT NO: 1206081680

SUBDIST:

OWNER NAME / MAILING ADDRESS
RICKO GARY TOM
RICKO M CHRISTINE
7526 CARSON AV
BALTIMORE

DEED REF 1) / 8614/ 446
2)
PLAT REF 1) 7/ 1
EXEMPT STATUS/CLASS
0 000

PRINCIPAL
RESIDENCE
YES

PREMISE ADDRESS
7526 CARSON AVE
BALTIMORE

TOWN GEO ADVAL TAX LAND COUNTY
CODE CODE CODE CLASS USE USE
000 82 000 R 04

LEGAL DESCRIPTION
LT 225.226

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT
96 16 205 2

EAST VIEW
TRANSFERRED FROM: HUTCHINS WILLIAM G

10/05/90 \$1

PRESS: <F1> VALUES SCRN

<F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

03/22/95

PRIMARY SCREEN

DISTRICT: 12 ACCT NO: 1206081680

SUBDIST:

OWNER NAME / MAILING ADDRESS
RICKO GARY TOM
RICKO M CHRISTINE
7526 CARSON AV
BALTIMORE

DEED REF 1) / 8614/ 446
2)
PLAT REF 1) 7/ 1
EXEMPT STATUS/CLASS
0 000

PRINCIPAL
RESIDENCE
YES

PREMISE ADDRESS
7526 CARSON AVE
BALTIMORE

TOWN GEO ADVAL TAX LAND COUNTY
CODE CODE CODE CLASS USE USE
000 82 000 R 04

LEGAL DESCRIPTION
LT 225.226

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT
96 16 205 2

EAST VIEW
TRANSFERRED FROM: HUTCHINS WILLIAM G

10/05/90 \$1

PRESS: <F1> VALUES SCRN

<F3> SELECT NEXT PROPERTY


```

DEPT OF ASSESSMENTS AND TAXATION      03/22/90
MGM. PROPERTY SYSTEM
BALTIMORE COUNTY

PRIMARY SCREEN

DISTRICT: 12  ACCT NO: 1210010880      SUPERVIS:

OWNER NAME / MAILING ADDRESS          DEED REF 11  / 108801 / 001
WAREHEIM GEORGE A                     21
WAREHEIM MARY E                       21
7330 CARSON AVE                       77  1
BALTYHORE                             PRINCIPAL
MD 21224                              RESIDENCE
                                         (75)

PREMISE ADDRESS                         TOWN  850  ADVA. TAX  LAND  COUNTY
7330 CARSON AVE                      CODE  CODE LUGS  CLASS USE  USE
000  02  000  000  R  00

LEGAL DESCRIPTION                       MAP GRID PARCEL 816-DIV 14-1 ACCT BLOCK 101
LT 231.222                            96  15  205  2
7330 CARSON AVE
EAST VIEW
TRANSFERRED FROM: PARKS CLARENCE RICH  11/22/94      $79,000

PRESS: (F1) VALUES SCREEN            (F2) SELECT NEXT PROPERTY

```

MARYLAND DEPARTMENT OF TRANSPORTATION
 REAL PROPERTY SYSTEM
 BALTIMORE COUNTY
 05/22/78
 PRIMARY SCREEN
 DISTRICT: 12 AULT NO: 2100000906 SUBJECT:
 OWNER NAME : HATHING ADDRESS DEED REF 1 7 1988 500
 HUTCHINS ERMA JEANE 12
 706 SOUTHERN AV PLAT REF 1 97 100
 BALTIMORE MD 21204 EXCHPT STATUS: 0000 PRINCIPAL
 RESIDENCE
 128
 POLISH ADDRESS TOWN 000 ADVAL TAX 1 AND COUNTY
 706 SOUTHERN AV 0000 000 000 000 000 000
 000 52 000 A 04
 LEGAL DESCRIPTION MAP 1011 PARCEL SUB-DIV PLAT 5011 BLOCK 107
 LTB 249-253 PG 16 203
 706 SOUTHERN AV
 EAST VIEW
 TRANSFERRED FROM HUTCHINS WILLIAM S 11/05/78
 PREP: STELLA MORGAN
 05/22/78

Being the property owners of 7530 Carson Ave. Balto., MD. 21224 and with land adjacent to 708 Southern Ave. Balto., MD. 21224 we have no objections to or reservations of an inground side yard swimming pool being constructed on the property of Emma Jane Hutchins at 708 Southern Ave. Balto., MD. 21224

Truly,
George R. Wareheim
George R. Wareheim
Mary E. Wareheim
Mary E. Wareheim
7530 Carson Ave.
Balto., MD. 21224
(410) 282-2131

```

MARY.GRD PARTIAL TO ADDRESS-RECORDS SECTION          C0621970
FEDL PRCTG STAFF
BALTIMORE COUNTY

PRIMARY SCREEN

DISTRICT: 12 ACCT NO: 1206084380      $5000000

OWNER NAME / MAILING ADDRESS           CELL REP 1 1 / 5100 SGO
BAUER FRANK A                          21
Bauer LARUS C                           PLAT REP 1 1 / 3
7528 CARSON AV                         PRINCIPAL
BALTIMORE MD 21224                   STATUS/CLASS RESIDENCE
                                         000 YES

PREMISE ADDRESS
7528 CARSON AVE                       FOWN GED ADSE THA LAND COUNTY
FOZE COFF DRUG CLASS USE - LGE     FOZE COFF DRUG CLASS USE - LGE
                                         000 S2 000 R 01

LEGAL DESCRIPTION
LT 229.230 MAP GRID PARCEL SUB-DIV PLNT SECT BLOCK LOT
76 1c 205

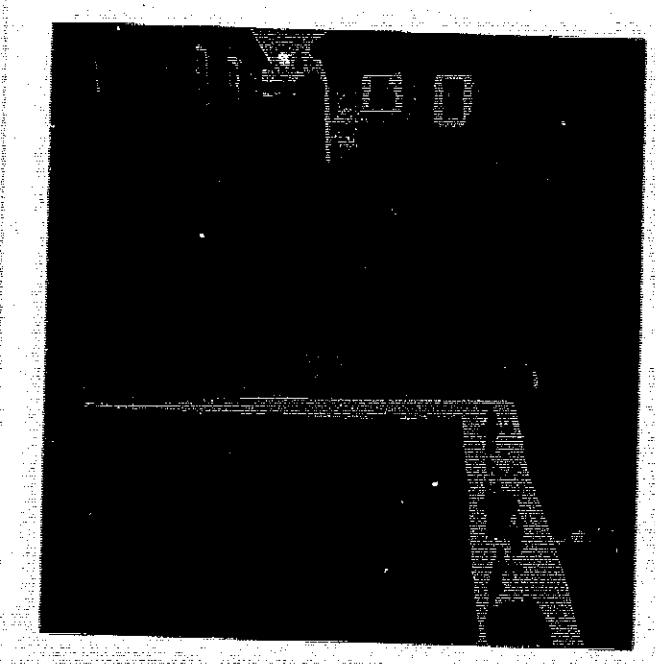
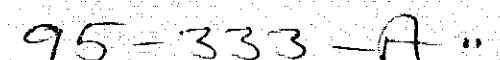
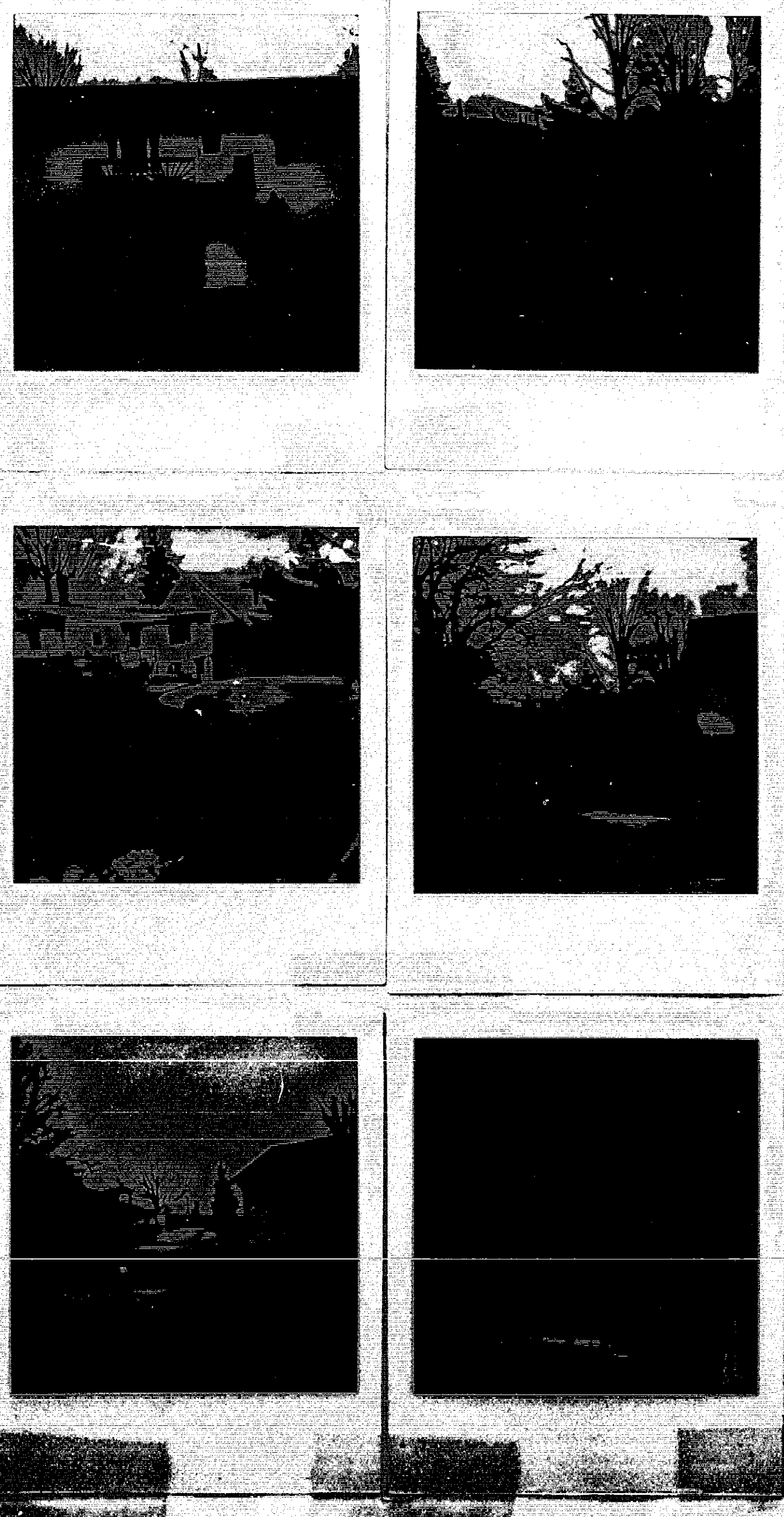
EASTVIEW
TRANSFERRED FROM: FRANKLIN GLADYS M    12/07/75 #419900

PRESS: (P) VALUES RETURN             (R) SELECT NEXT PROPERTY

```

Being the property owners of 7526 Carson Ave. Balto., MD. 21224 and with land adjacent to 708 Southern Ave. Balto., MD. 21224 we have no objections to or reservations of an inground side yard swimming pool being constructed on the property of Emma Jane Hutchins at 708 Southern Ave. Balto., MD. 21224

Truly,
M. Christine Ricko
 Gary T. Ricko
M. Christine Ricko
 M. Christine Ricko
 7526 Carson Ave.
 Balto., MD. 21224
 (410) 282-2131

The image shows two pages of a manuscript. The left page features a map of a coastal region with a river flowing into the sea. A large building, possibly a castle or a church, is situated on a hill overlooking the water. The map is drawn in a simple, sketchy style. The right page is mostly blank, with some faint, illegible text visible at the bottom. The manuscript is bound in a dark cover, and the pages are slightly aged and discolored.

NAME:

HUTCHINS

95-333-A

GENERAL SPECIFICATIONS

SALESMAN Pat Kearns
 OFFICE PHONE 410 544-2660
 POOL SHAPE TAMIT
 POOL SIZE 16' x 10' x 32'
 POOL AREA 400 SQ FT
 POOL PERIMETER 83' FT
 POOL DEPTH 3'6" x 6'0"
 POOL CAPACITY 15,000 GALLONS
 TURNOVER RATE 15 HOURS
 SPA INSIDE SQ FT
 DAM WALL STR CVR FT
 SPA JETS #
 RAISED SPA IN
 LOVESEAT ONE 6 FT
 STEPS FOUR 34 FT
 BENCHES TWO 3' EACH FT
 TOTAL AREA 412 SQ FT
 TOTAL PERIMETER 87 FT

SPECIAL INSTRUCTIONS

EXCAVATION

GRADING Normal HOURS
 TRACTOR TYPE STC BOBCAT
 BACKHOE
 DIRT (STAY) HAUL
 DEEP END DIG
 DIRT WALK FT
 TRASH HAULS #
 TEMPORARY FENCE
 CONCRETE REMOVAL SQ FT
 FENCE REMOVE REPLACE
 OTHER

STEEL

STANDARD STRUCTURAL
 COMMERCIAL STRUCTURAL
 SURCHARGE FT
 OTHER

EQUIPMENT

FILTER PUMP VARI-FLOW HP
 FILTER TYPE D.E. 400 SIZE
 HEATER SIZE TYPE
 BOOSTER PUMP HP
 AIR BLOWER HP
 SKIMMERS ONE #
 POOL LIGHT WATTS
 SPA LIGHT WATTS
 FIBEROPTICS EVENGLO 3
 TIME CLOCK YES
 LIGHT REMOTE
 WATERFALL PUMP HP
 SPRAY HEAD PUMP HP
 SEPARATION TANK
 OTHER

PLUMBING

A. SKIMMER #1 20 FT
 B. SKIMMER #2 FT
 C. SKIMMER #3 FT
 D. POOL MAIN DRAIN 70 FT
 E. POOL RETURN #1 36 FT
 F. POOL RETURN #2 34 FT
 G. POOL RETURN #3 56 FT
 H. CLEANER LINE 24 FT
 I. DEEP HEAT 20 FT
 J. OVERFLOW TOP 10 FT
 K. OVERFLOW BOTTOM FT
 L. SPA SUCTION FT
 M. SPA RETURN FT
 N. SPA AIR LINE FT
 O. BOOSTER SUCTION FT
 P. BOOSTER RETURN FT
 Q. FILL LINE FT
 R. SLIDE LINE FT
 S. JET RETURN FT
 T. JET AIR LINE FT
 U. OTHER SUCTION FT
 V. OTHER RETURN FT

ACCESSORIES

MAINTENANCE KIT YES
 ROPE FLOATS FT
 VAC & HOSE YES 35 FT
 BACKWASH HOSE YES 50 FT
 COLOR LENS KIT FT
 DIVING BOARD FT
 SLIDE TYPE COLOR
 LADDER TYPE
 HANDRAIL POOL
 HANDRAIL SPA
 AUTOMATIC CLEANER TYPE
 SOLAR COVER X
 WINTER COVER X
 ANCHOR COVER X
 AUTOMATIC COVER X
 SOLAR REEL FT
 ENERGY MGMT SYSTEM
 CHLORINE ALTERNATIVE
 POOL REMOTE
 SPA REMOTE
 FURNITURE
 WINTERIZATION
 SUMMERIZATION
 START UP YES
 CLEAN UP YES
 OTHER

STRUCTURE

STAIRS FOUR 24 FT
 LOVESEAT ONE 10 FT
 BENCHES TWO 3' EACH FT
 8" RBB FT
 12" RBB FT
 18" RBB FT
 24" RBB FT
 RAISED SPA FT
 OTHER FT
 OTHER

TILE & COPING

TYPE COPING Automa 400 FT
 TYPE TILE 1/2" x 1/2" x 1/2"
 TILE TRIM Match 36 FT
 TILE INSERTS FT
 RBB TILE 50 FT
 OTHER

APPURTENANCES

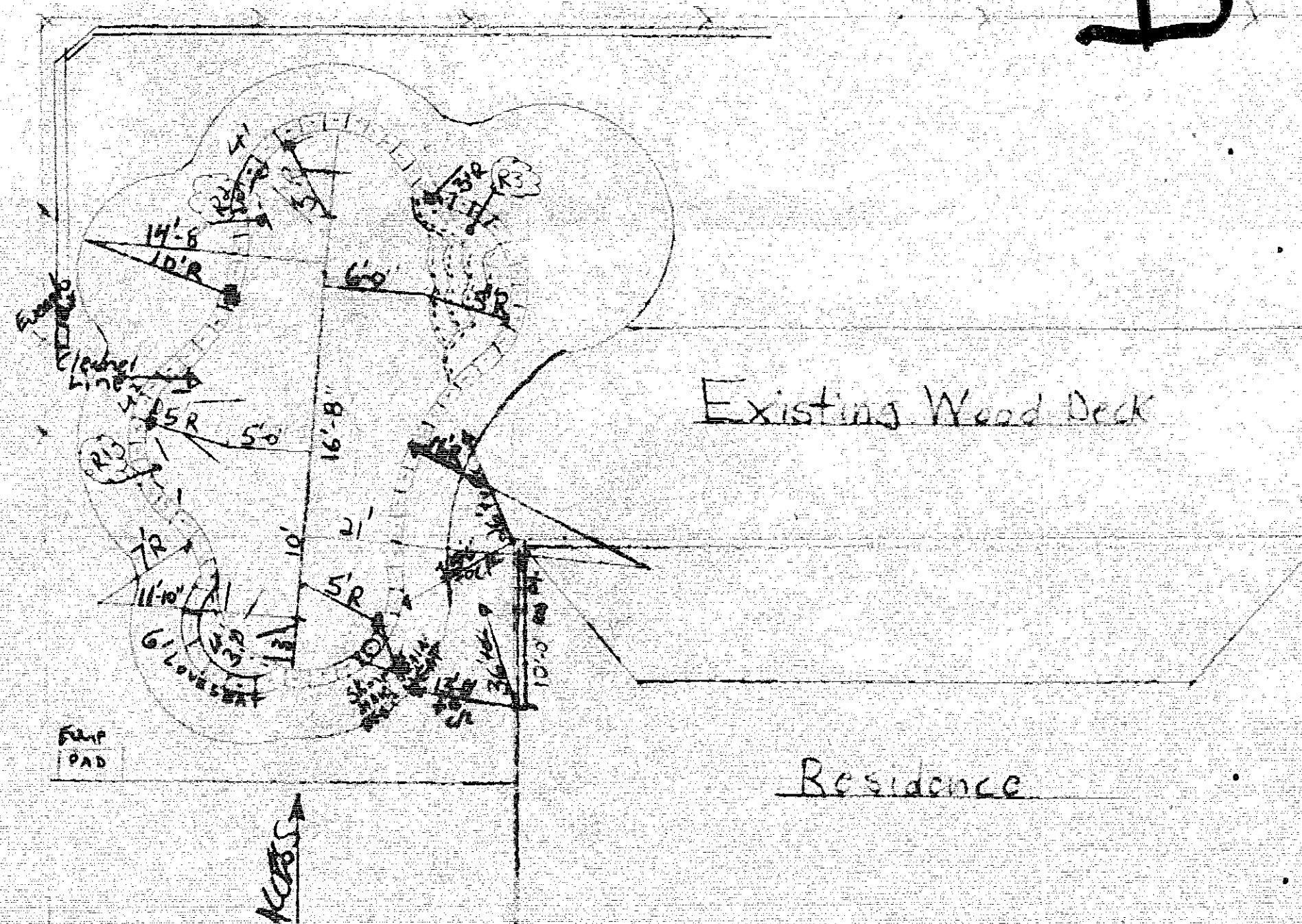
ELECTRIC BY S.B.
 ELEC FOOTAGE 100 FT
 GAS BY
 GAS FOOTAGE FT
 DECK BY S.B.
 DECK FT 450 SQ FT
 DECK TYPE Grub Concrete
 WALLS BY S.B.
 WALL TYPE Brick FT
 WALL FOOTAGE 132 FT SQ FT
 FENCE BY EXISTING
 FENCE TYPE WOOD FT
 FENCE FOOTAGE FT
 GATES
 WATERFALL BY
 WATERFALL SIZE FT
 OTHER

PLASTER

COLOR White Machine
 OTHER

ADDITIONAL NOTES

Note: Elevation of Pool to be
 Determined at Excavation
 Retaining Wall Design will
 Be Determined at Excavation



Existing Wood Deck

Residence

Pet. Ex. 2

OWNER:

TO DETERMINE
 APPROXIMATE ELEVATION
 OF POOL ON DAY OF EXCAVATION.
 POOL AREA TO BE FENCED
 BY OWNER PER COUNTY OR
 CITY ORDINANCE. GATES TO BE
 SELF CLOSING AND SELF LATCHING.
 WET DOWN CONCRETE SHELL AT
 LEAST TWICE DAILY FOR 7 DAYS
 DO NOT TURN ON POOL LIGHT
 WHEN POOL IS EMPTY.
 DO NOT USE RUBBER WHEN
 FILLING POOL AS IT WILL
 MARK PLASTER.
 SUPPLY TEMPORARY ELECTRIC
 POWER AND WATER TO
 CONSTRUCTION AREA.

Designed Especially For:

NAME E. J. Hutchins
 ADDRESS 702 Southern Ave
 CITY Dumfries STATE MD ZIP 21044
 COUNTY Baltimore
 JOB PHONE (410) 262-7826
 BUS. PHONE (410) 974-1274

SCALE 1/8" = 1'

DRAWN BY P.K.DATE March 75

APPROVED

DATE

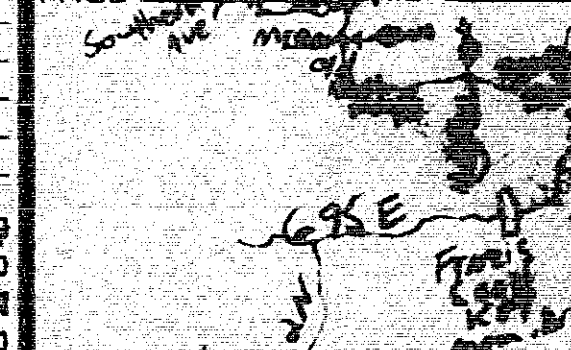
REV. DATE

SETBACKS

COUNTY Baltimore
 ZONE 1
 REAR 6
 SIDE 6
 HOUSE 6
 EQUIP 6
 FENCE 40
 WELL -
 SEPTIC -

CITY WATER □
 WELL WATER □
 SEWER □
 SEPTIC □

LOCATION MAP

COUNTY Balto.MAP BOOK 4 D CPAGE 36 GRID J-13

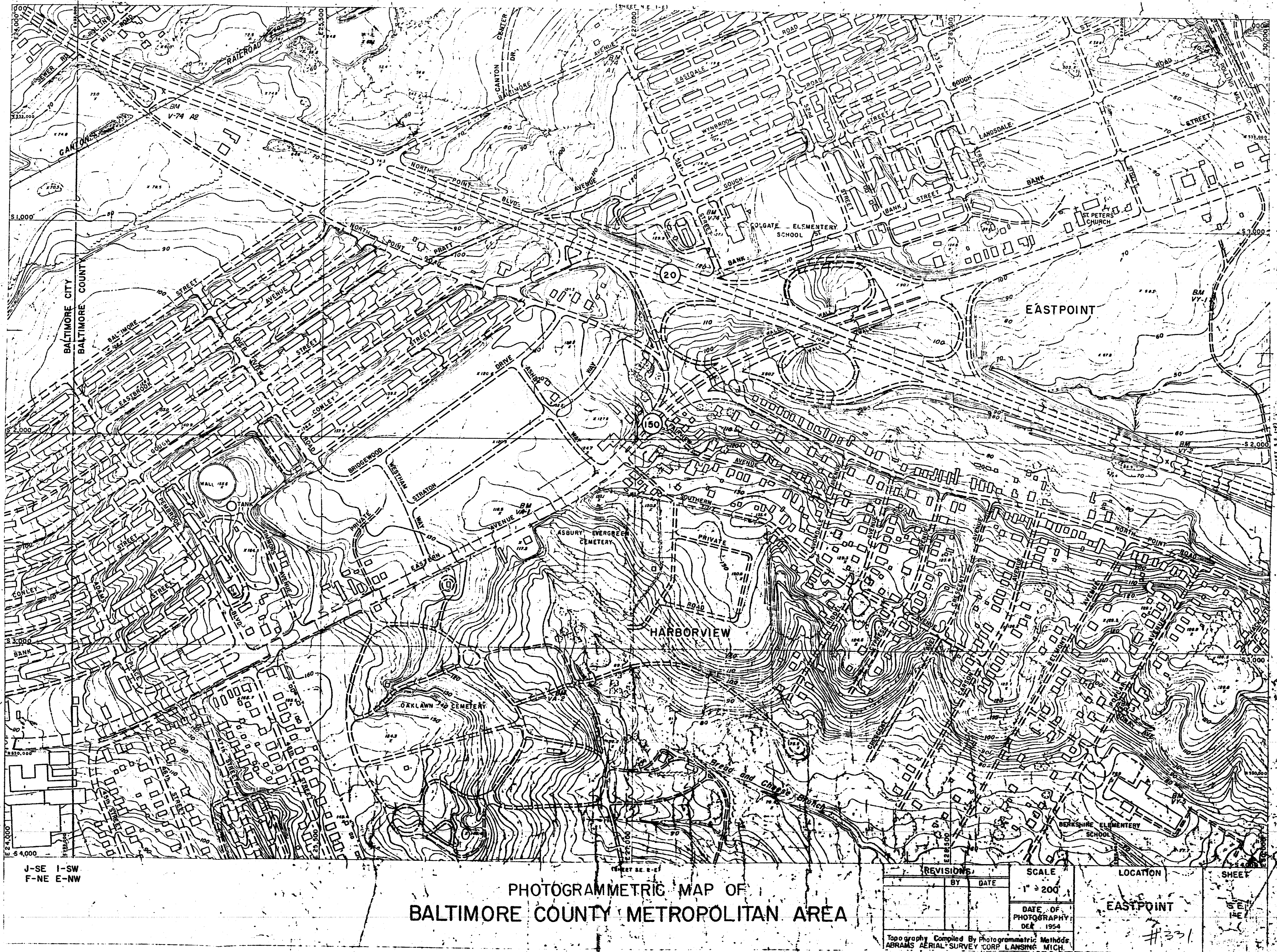
DIRECTIONS: From S.B.

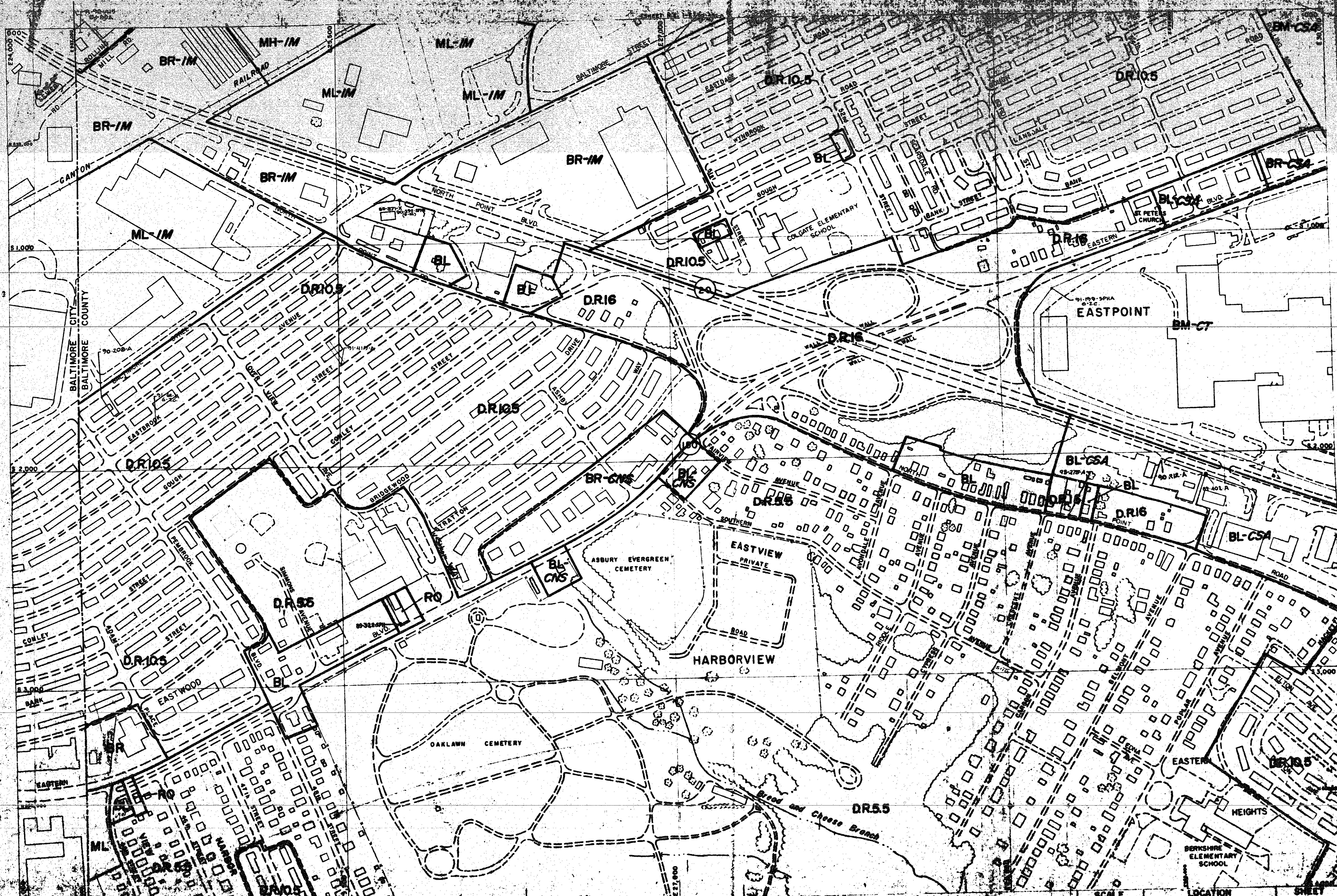
1. Rte 2 North to
 2. 695 E (Key Bridge) Cross
 3. Exit 41 Left off Ramp
 onto Cove Rd. Cross
 Maryland Ave. 3m.
 South on Maryland Ave to
 4. 695 E on Southern
 Ave on Left

Sea Breeze
 POOLS SPAS

331

95-333-A





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

SCALE 1" = 200'	DATE OF PHOTOGRAPHY JANUARY 1988	LOCATION EASTPOINT	SHEET 1-E
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95-333-A